HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Hamilton and Brantford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2011

Highlights

- The apartment vacancy rate fell in the Hamilton and Brantford Census Metropolitan Areas (CMA) to 3.4 per cent and 1.8 per cent, respectively.
- Moderate employment conditions supported rental demand this year.
- The vacancy rate will edge lower in both Hamilton and Brantford in 2012.

Figure 1

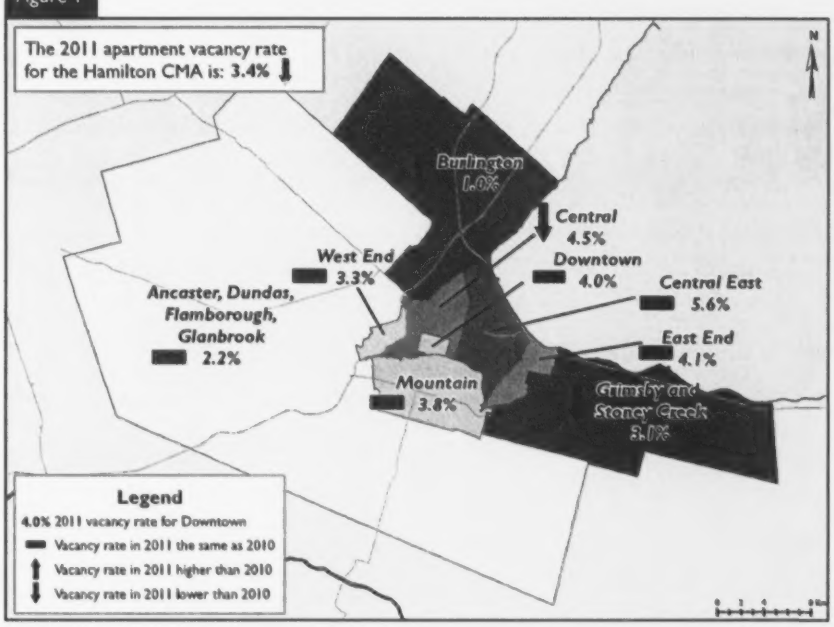

The 2011 apartment vacancy rate for the Hamilton CMA is: 3.4%
N
Burlington 1.0%
Central 4.5%
Downtown 4.0%
Central East 5.6%
East End 4.1%
West End 3.3%
Ancaster, Dundas, Flamborough, Glanbrook 2.2%
Mountain 3.8%
Grimsby and Stoney Creek 2.0%
Legend
4.0% 2011 vacancy rate for Downtown
Vacancy rate in 2011 the same as 2010
Vacancy rate in 2011 higher than 2010
Vacancy rate in 2011 lower than 2010

Table of Contents

1 Highlights

2 Vacancy and Availability Rates Down

2 Demand Factors

4 Supply Factors

4 Rental Market Outlook

5 National Overview

6 Survey Zone Maps

8 Survey Zone Descriptions

10 Rental Market Report Tables

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

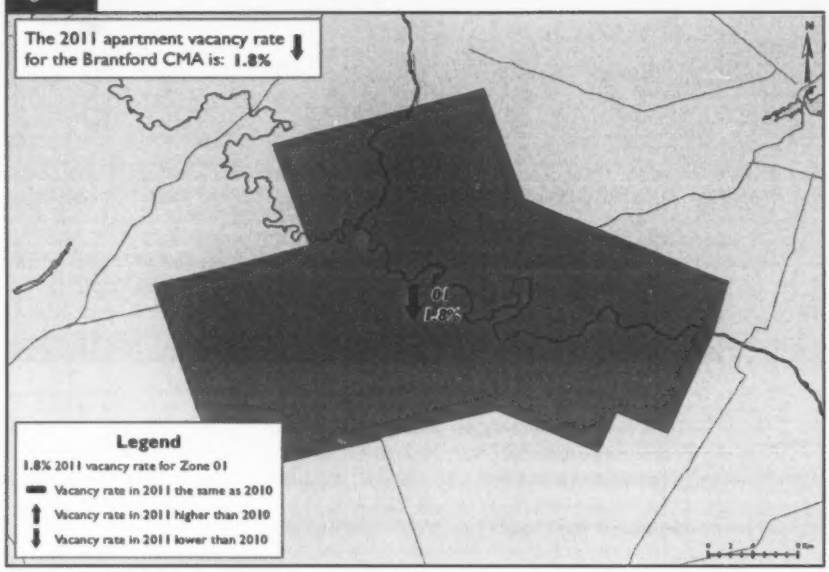
Canada

Housing market intelligence you can count on

CMHC SCHL

HOME TO CANADIANS

Figure 2


The 2011 apartment vacancy rate for the Brantford CMA is: 1.8%
Legend
1.8% 2011 vacancy rate for Zone 01
Vacancy rate in 2011 the same as 2010
Vacancy rate in 2011 higher than 2010
Vacancy rate in 2011 lower than 2010

Vacancy and Availability Rates Down

The apartment vacancy rate in the Hamilton CMA fell this year to 3.4 per cent from 3.7 per cent in 2010. In the Brantford CMA, the rate also fell to 1.8 per cent from 3.7 per cent last year. Since the total supply of units increased by less than one per cent in both markets, this means strong rental demand was responsible for driving vacancy rates lower this year in both Hamilton and Brantford.

Another important indicator for the rental market is the availability rate. The availability rate is a broader measure of units which are available to rent, since it includes units for which the existing tenant has given or received notice to move. The availability rate decreased in both the Hamilton and Brantford CMAs this year to 6.2 and 3.1 per cent, respectively. This indicates that fewer rental units were back on the market for rent as compared to a year ago.

Although the availability rates moved in the same direction as the vacancy rates in both markets, the vacancy rate in the Brantford CMA moved lower at a faster rate, indicating that landlords were slightly more successful in replacing tenants who had given notice to move than in the previous year. In the Hamilton CMA, although both the vacancy rate and the availability rate moved lower, the gap between them narrowed. This indicates that fewer of the available units were re-rented.

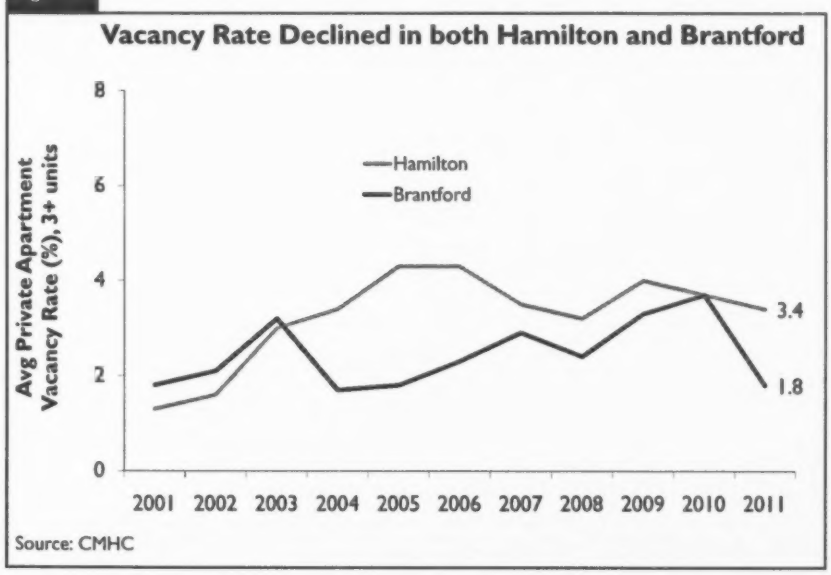
Demand Factors

Rental households delay home ownership

Rising prices prompted many repeat buyers to list their homes and purchase one more suited to their needs; however, there was less movement of renters into home ownership this year. Resale market data for the Hamilton and Brantford CMAs show that although sales were up in 2011, the market did not tighten up significantly. This suggests that there were more repeat buyers in the market than first time buyers.

Also, the increase in prices in the resale market suggests that many renters would have delayed entering

Figure 3



the home ownership market. While repeat buyers were able to use the equity from the sale of their homes towards a down payment, many first time buyers, faced with rising prices, needed to come up with a larger down payment. Home prices in the resale market rose on average by eight per cent in the Hamilton CMA and seven per cent in the Brantford CMA in October, on a year over year basis. Meanwhile, the change in average rents for existing tenants was more modest at just 1.6 per cent in the Hamilton CMA. Statistically reliable data on the rent change for existing tenants was not available for the Brantford CMA.

These factors led to more renters staying in rental this year.

Migration trends and rental demand

The population growth in a market can lead to changes in the vacancy rate. In the Hamilton CMA, the largest component of population growth in recent years has been migration, which has been driven by both immigrants as well as people moving to Hamilton from other parts of Ontario.

Immigration tends to have a large impact on rental since many of them tend to rent initially. However, recent statistics on migration available only for Ontario show that immigration to the province declined by 20 per cent during the third quarter of 2011. The impact on immigration to Hamilton would be similar, and thus it is expected that immigration would have been less supportive of rental demand.

In the Brantford CMA, immigration is not a major component of the population growth. However, the growing number of post-secondary education programs in the City of Brantford continued to attracted young people, who are in the prime renting age group.

Slow labour market keeps people in rental

Another factor influencing the rental market is the employment situation. The employment rate[1] for those aged 25 to 44 declined in recent months, following a period of growth that began at the end of 2009. Since many first-time buyers come from this group, the less positive employment situation suggests fewer of them left rental and moved into home ownership. At the same time, employment among youth aged 15 to 24 rose in recent months, suggesting that more young people were able to move out of their family home. These recent trends account for the moderate decline in the vacancy rate in the Hamilton CMA in October.

In the Brantford CMA, employment[2] rose for young people aged 15 to 24, suggesting many of them were able to move out on their own and rent. For those aged 25 to 44 however, the level of employment was lower than a year ago, despite having risen in recent months. Jobs for this age group have not recovered to the 2010 level. This suggests more people may have stayed in the rental market this year compared to last year.

Rents increased for existing tenants in Hamilton

The average increase in rents for apartments in the Hamilton CMA was 1.6 per cent, up from 1.0 per cent in 2010 and above the provincial guideline increase of 0.7 per cent for 2011. The measure for rent increases is strictly based on structures which were surveyed in both 2010 and 2011. This eliminates the impact of rent change due to a change in the mix of structures in the rental market, and focuses on the change due to a change in market conditions. This measure was not available for the Brantford CMA.

The average rent increases by zone varied in the Hamilton CMA. The percentage change in rent was only statistically significant in the Downtown Core, the West End, Burlington, and for the CMA as a whole. The most significant change in average rent was in the Burlington market, where rent increased by 3.4 per cent, on average, for all apartments. In spite of a two per cent increase in the supply of rental apartments in Burlington, the vacancy rate was also the lowest of all zones in the CMA. In the Downtown Core and West End, the average rent changes were below the average for the CMA, at 1.5 and 1.2 per cent, respectively.

Rental affordability declines in Hamilton

The rental affordability indicator is a gauge of how affordable a rental market is for those households renting within that market. In general, as the indicator increases, the

[1] The employment rate is a more accurate indicator of the employment situation since it compares the number of people in the age group who are employed to the population in the age group. The employment rate declines only when the proportion of people employed declines, whereas the absolute number employed may decline because the population of the group declined.

[2] Data on the employment rate are not available for Brantford.

market becomes more affordable; as the indicator declines, the market becomes less affordable. In Hamilton, the indicator was 104 this year, which indicates that renters were spending less than 30 per cent of their income on rent.

The affordability indicator is not available for Brantford due to a lack of required data for that centre.

Supply Factors

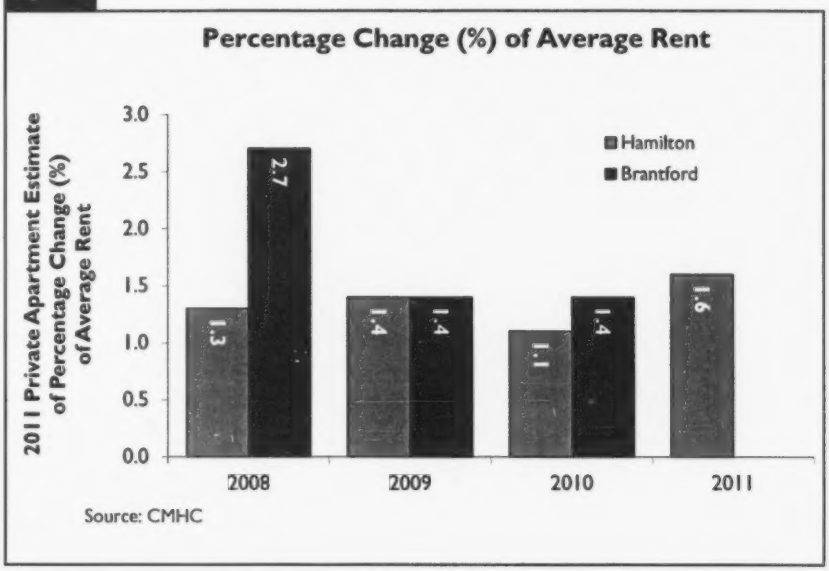
More condo completions

Condominium living in both the Hamilton and Brantford CMAs attracted some renters looking for newer finishes and amenities, although fewer condos were completed over the past year. The total number of condominium apartments and townhouses completed between October 2010 and September 2011 (the period between last year's and this year's Rental Market Survey) in the Hamilton CMA was 290 – down from over 1,000 last year. In the Brantford CMA, there were 57 condominium apartments and townhouses completed – up from 38 in 2010.

Meanwhile, there were nearly 65 new purpose built rental units completed in the Hamilton CMA during the period between last year's and this year's Rental Market Survey, and they were added to the survey universe. In the Brantford CMA, 12 new apartments were added to the rental survey universe this year.

While the increase in the number of purpose built rental was minimal, the number of occupied apartment units in the rental market increased by 400 in the Hamilton CMA, and over 100 in the Brantford CMA. It is clear from the increased demand for rental units that the newly completed condominiums offered little competition to the existing primary rental market.

Figure 4



Townhouse vacancy rates decline in Hamilton and Brantford

While the overall supply of townhouses in the rental market survey declined this year, the drop in vacancies was significantly greater, and indicates that there was demand for townhouse rentals in both the Hamilton and Brantford CMAs. The vacancy rate for townhouse rentals moved lower from 5.5 to 2.0 per cent in the Brantford CMA. In the Hamilton CMA, the vacancy rate change was not statistically significant.

In the Brantford CMA, there were just 13 rental townhouses left vacant, out of a total of 700. Some of the potential first time buyers putting off the decision to purchase a home may have decided to move up in the rental market.

Rental Market Outlook

The slower movement out of rental accommodation into home ownership will continue to keep more people in the rental market next year and apartment vacancy rates for both the Hamilton and Brantford CMAs will move lower in 2012. Also, people moving to the Hamilton CMA from Toronto and young people moving to the Brantford CMA to attend school will continue to fill vacancies. The increase in demand will also mean that apartments will command higher rents, and average rents are forecast to rise at a faster rate in 2012 as compared with this year.

National Vacancy Rate Decreased in October 2011

The average rental apartment vacancy rate in Canada's 35 major centres[1] decreased to 2.2 per cent in October 2011 from 2.6 in October 2010. Immigration and increased employment in the under 25 years age group have been factors supporting demand for rental units.

The major centres with the lowest vacancy rates in October 2011 were Regina, (0.6 per cent), Winnipeg, Kingston and Guelph (1.1 per cent), and St. John's (1.3 per cent). The major centres with the highest vacancy rates were Windsor (8.1 per cent), Abbotsford (6.7 per cent), Saint John (5.9 per cent), Sherbrooke (4.7 per cent), and Moncton (4.3 per cent).

The Canadian average two-bedroom rent was up from $860 in October 2010 to $883 in October 2011. With respect to the CMAs, the highest average monthly rents for two-bedroom apartments in new and existing structures in Canada's major centres were in Vancouver ($1,237), Toronto ($1,149), Ottawa ($1,086), Calgary ($1,084), Victoria ($1,045), Edmonton ($1,034) and Barrie ($1,001). The lowest average monthly rents for two-bedroom apartments were in Trois-Rivières ($547), Saguenay ($557), and Sherbrooke ($577).

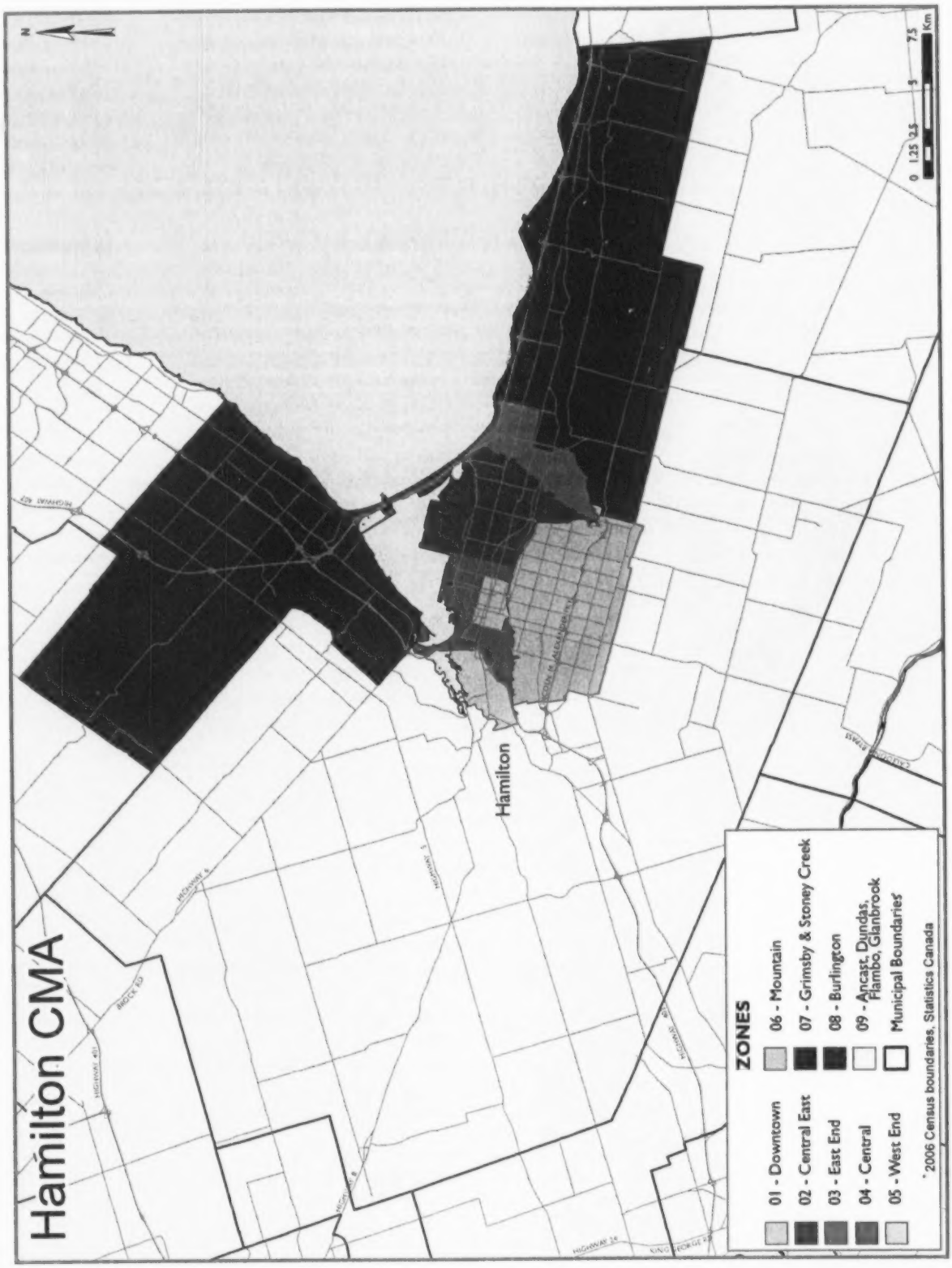
Overall, the average rent for two-bedroom apartments in existing structures across Canada's 35 major centres increased 2.2 per cent between October 2010 and October 2011, a similar pace of rent increase to what was observed between October 2009 and October 2010 (2.4 per cent) and roughly in line with inflation (2.9 per cent).

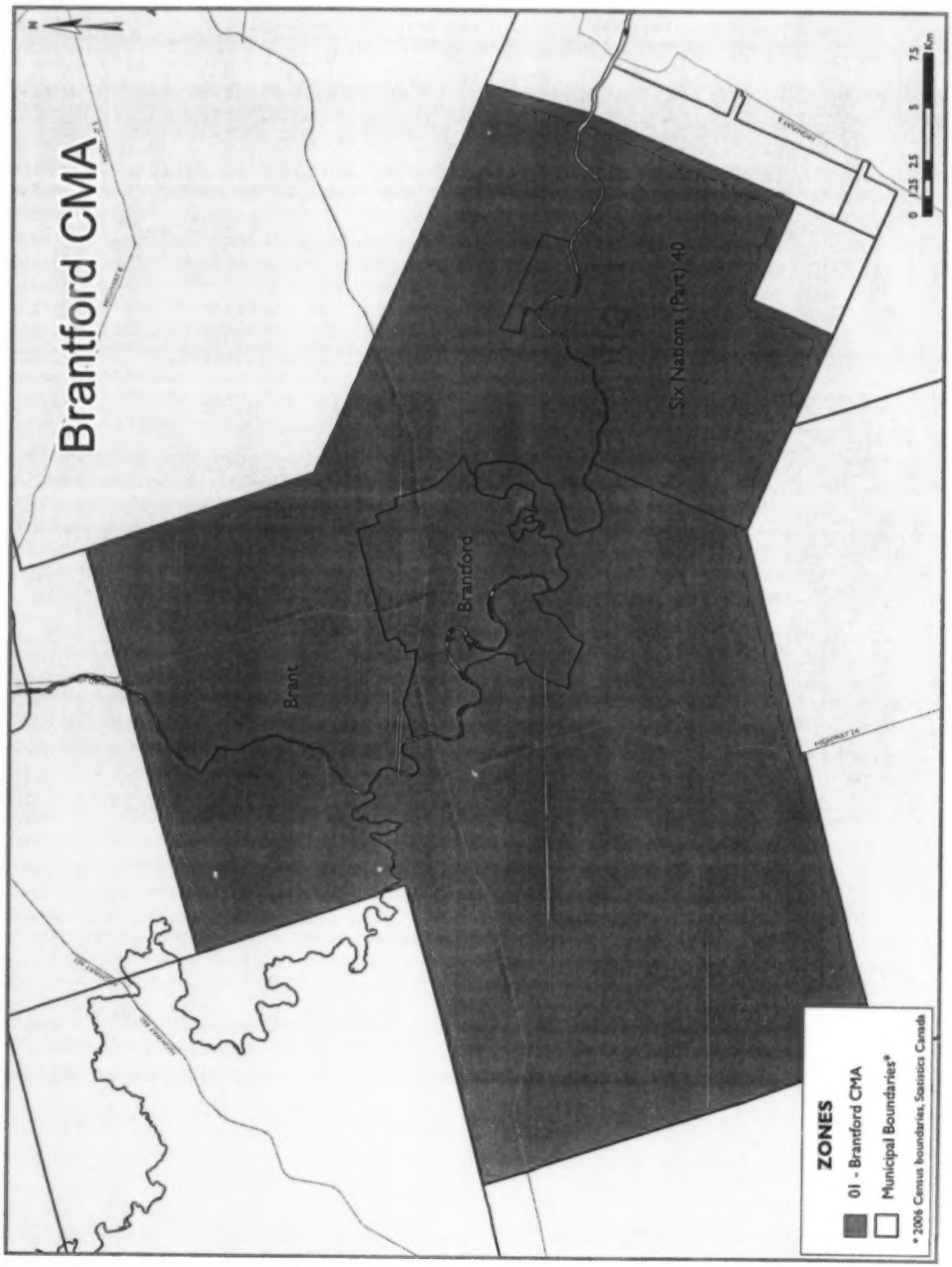
CMHC's October 2011 Rental Market Survey also covers condominium apartments offered for rent in Victoria, Vancouver, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal, and Québec. Vacancy rates for rental condominium apartments were 2.0 per cent or below in 7 of the 11 centres surveyed. Rental condominium vacancy rates were the lowest in Saskatoon (0.4 per cent), Regina (0.6 per cent), and Vancouver (0.9 per cent). The highest vacancy rates for rental condominium apartments occurred in Calgary (5.7 per cent), Edmonton (3.7 per cent), and Montréal (2.8 per cent).

Apartment Vacancy Rates (%) by Major Centres

	Oct. 2010	Oct. 2011
Abbotsford	6.5	6.7
Barrie	3.4	1.7
Brantford	3.7	1.8
Calgary	3.6	1.9
Edmonton	4.2	3.3
Gatineau	2.5	2.2
Greater Sudbury	3.0	2.8
Guelph	3.4	1.1
Halifax	2.6	2.4
Hamilton	3.7	3.4
Kelowna	3.5	3.0
Kingston	1.0	1.1
Kitchener-Cambridge-Waterloo	2.6	1.7
London	5.0	3.8
Moncton	4.2	4.3
Montréal	2.7	2.5
Oshawa	3.0	1.8
Ottawa	1.6	1.4
Peterborough	4.1	3.5
Québec	1.0	1.6
Regina	1.0	0.6
Saguenay	1.8	1.4
Saint John	5.1	5.9
Saskatoon	2.6	2.6
Sherbrooke	4.6	4.7
St. Catharines-Niagara	4.4	3.2
St. John's	1.1	1.3
Thunder Bay	2.2	1.7
Toronto	2.1	1.4
Trois-Rivières	3.9	3.9
Vancouver	1.9	1.4
Victoria	1.5	2.1
Windsor	10.9	8.1
Winnipeg	0.8	1.1
Total	**2.6**	**2.2**

[1] Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes and Charlottetown which is a Census Agglomeration (CA).


Hamilton CMA
Hamilton
N
0 1.25 2.5 5 7.5 Km
ZONES
01 - Downtown
02 - Central East
03 - East End
04 - Central
05 - West End
06 - Mountain
07 - Grimsby & Stoney Creek
08 - Burlington
09 - Ancast, Dundas, Flambo, Glanbrook
Municipal Boundaries*
*2006 Census boundaries, Statistics Canada


Brantford CMA
Six Nations (Part) 40
Brantford
Brant
ZONES
01 - Brantford CMA
Municipal Boundaries*
* 2006 Census boundaries, Statistics Canada
0 1.25 2.5 5 7.5 Km

RMS ZONE DESCRIPTIONS - HAMILTON CMA	
Zone 1	**Downtown Core** (census tracts 0034-0039 and 0048-0050).
Zone 2	**Central East** (census tracts 0025, 0027-0032, 0052-0060, 0068-0071 and 0073).
Zone 3	**East End** (census tracts 0026.01-0026.06 and 0072.01-0072.04).
Zone 4	**Central** (census tracts 0017, 0033, 0040-0042, 0047, 0051 and 0061-0067).
Zone 5	**West End** (census tracts 0043-0046).
Zone 6	**Mountain** (census tracts 0001.01-0001.02, 0001.04-0001.09, 0002.01-0002.04, 0003.01-0003.04, 0004.01-0004.02, 0005.01-0005.03, 0006-0016 and 0018-0024).
Zones 1-6	**Hamilton City**
Zone 7	**Grimsby and Stoney Creek** (census tracts 0080.01, 0080.03-0080.05, 0081-0083, 0084.01-0084.05, 0085.01-0085.03, 0086, 0300-0302 and 0303.01-0303.02).
Zone 8	**Burlington** (census tracts 0200-0204, 0205.01-0205.02, 0206, 0207.01-0207.04, 0208-0216, 0217.01-0217.02, 0218-0222, 0223.01-0223.02, 0223.05-0223.0, 0223.09-0223.12 and 0224).
Zone 9	**Ancaster, Dundas, Flamborough, Glanbrook** (census tracts 0100-0101, 0120.01-0120.02, 0121, 0122.01-0122.02, 0123-0124, 0130.02-0130.03, 0131-0133, 0140.02-0140.04, 0141, 0142.01-0142.02, and 0143-0144).
Zones 1-9	**Hamilton CMA**

RMS ZONE DESCRIPTIONS - BRANTFORD CMA	
Zone 1	**Brantford City and Brant City.**
Zone 1	**Brantford CMA**

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Winnipeg, Vancouver and Victoria Reports

Rental Condominium Apartment Data

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Regina, Winnipeg, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Downtown Core	8.2 b	4.5 c	3.5 a	3.5 a	4.0 a	4.4 b	3.8 c	8.8 c	4.0 a	4.0 b
Central East	**	**	7.1 b	4.5 c	3.7 b	**	**	0.0 d	5.7 b	5.6 c
East End	**	5.2 d	4.0 b	4.0 b	3.5 b	4.1 b	4.0 b	5.1 c	3.7 a	4.1 b
Central	5.3 c	**	7.2 b	4.8 b	8.5 c	4.8 c	3.2 d	2.2 a	7.2 b	4.5 b
West End	2.1 b	2.1 b	3.3 a	3.4 b	3.9 b	3.0 a	3.4 a	5.2 b	3.5 a	3.3 b
Mountain	3.8 c	5.5 c	4.0 b	3.3 b	3.7 b	4.0 a	10.4 d	5.3 b	4.2 b	3.8 a
Hamilton City (Zones 1-6)	**7.1 b**	**5.1 b**	**4.4 a**	**3.8 a**	**4.1 a**	**4.3 a**	**5.3 b**	**5.1 b**	**4.5 a**	**4.2 a**
Grimsby and Stoney Creek	5.9 b	3.7 d	3.5 a	3.3 b	3.8 a	3.1 a	5.2 b	1.3 a	3.8 a	3.1 a
Burlington	**	**	0.9 a	0.6 a	1.6 a	1.3 a	1.4 a	0.3 a	1.3 a	1.0 a
Ancast./Dundas/Flambor./Glanbrk.	3.3 a	**	3.0 a	3.7 b	1.2 a	1.1 a	**	**	1.9 a	2.2 a
Hamilton CMA	**6.7 b**	**4.9 b**	**3.8 a**	**3.3 a**	**3.4 a**	**3.5 a**	**3.9 a**	**3.2 b**	**3.7 a**	**3.4 a**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Downtown Core	500 a	541 a	652 a	668 a	809 a	819 a	1,022 a	1,041 b	701 a	716 a
Central East	472 a	488 a	596 a	619 a	719 a	723 a	853 a	809 b	655 a	654 a
East End	512 b	514 b	664 a	651 a	738 a	730 a	877 a	878 a	721 a	715 a
Central	495 a	475 b	636 a	644 a	783 a	798 a	969 a	1,006 a	709 a	726 a
West End	528 a	585 a	694 a	698 a	811 a	812 a	1,018 a	989 a	766 a	769 a
Mountain	543 a	559 b	664 a	678 a	778 a	789 a	909 a	941 a	725 a	734 a
Hamilton City (Zones 1-6)	**501 a**	**524 a**	**648 a**	**659 a**	**774 a**	**780 a**	**937 a**	**965 a**	**706 a**	**714 a**
Grimsby and Stoney Creek	573 a	576 a	653 a	665 a	772 a	793 a	893 a	904 a	725 a	740 a
Burlington	849 b	870 b	929 a	968 a	1,047 a	1,090 a	1,291 a	1,320 a	1,031 a	1,072 a
Ancast./Dundas/Flambor./Glanbrk.	571 a	584 b	766 a	772 b	930 a	948 a	1,069 a	1,141 a	870 a	886 a
Hamilton CMA	**529 a**	**549 a**	**705 a**	**722 a**	**862 a**	**884 a**	**1,095 a**	**1,133 a**	**794 a**	**813 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Downtown Core	859	855	5,652	5,610	3,482	3,487	161	174	10,154	10,126
Central East	193	199	1,727	1,723	1,407	1,416	160	162	3,487	3,500
East End	56	56	1,699	1,687	2,697	2,703	268	271	4,720	4,717
Central	211	221	1,299	1,314	1,108	1,157	243	243	2,861	2,935
West End	97	96	1,120	1,128	987	1,045	204	203	2,408	2,472
Mountain	250	247	3,095	3,102	3,491	3,495	414	410	7,250	7,254
Hamilton City (Zones 1-6)	1,666	1,674	14,592	14,564	13,172	13,303	1,450	1,463	30,880	31,004
Grimsby and Stoney Creek	68	68	539	540	729	729	78	78	1,414	1,415
Burlington	106	103	2,660	2,711	4,493	4,628	701	693	7,960	8,135
Ancast./Dundas/Flambor./Glanbrk.	22	26	618	621	881	880	57	57	1,578	1,584
Hamilton CMA	1,862	1,871	18,409	18,436	19,275	19,540	2,286	2,291	41,832	42,138

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Downtown Core	11.9 c	8.1 c	6.1 a	6.7 a	7.2 a	7.6 b	6.5 c	13.1 d	7.0 a	7.3 b
Central East	**	**	9.3 b	5.7 c	5.8 b	**	**	**	7.8 b	6.7 c
East End	**	**	7.4 b	8.5 b	6.3 b	7.8 b	9.3 b	9.0 c	7.0 b	8.2 b
Central	7.8 c	5.9 d	9.5 b	6.6 b	12.0 c	6.5 b	5.3 d	2.6 b	10.0 b	6.2 b
West End	9.4 b	3.2 c	7.0 a	7.3 b	9.1 a	5.9 b	6.9 a	10.3 a	7.9 a	6.8 a
Mountain	9.1 c	11.6 d	8.2 a	6.8 b	7.6 a	7.8 a	16.2 d	13.4 c	8.3 a	7.8 a
Hamilton City (Zones 1-6)	10.9 c	8.8 b	7.4 a	6.8 a	7.5 a	7.4 a	9.4 a	9.6 b	7.7 a	7.3 a
Grimsby and Stoney Creek	8.9 b	**	7.0 a	6.7 b	7.9 a	7.0 b	7.7 b	3.9 d	7.6 a	6.7 a
Burlington	**	3.5 d	3.6 b	2.1 a	3.4 b	2.8 a	3.5 b	1.3 a	3.5 a	2.4 a
Ancast./Dundas/Flambor./Glanbrk.	33.1 a	**	6.9 a	6.3 b	3.7 a	2.8 b	**	2.6 c	5.4 a	4.3 b
Hamilton CMA	10.8 a	8.5 b	6.9 a	6.1 a	6.4 a	6.1 a	7.2 a	6.5 b	6.8 a	6.2 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Hamilton CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Downtown Core	1.3 a	++	1.1 a	1.6 b	0.6 b	1.2 a	**	0.6 b	0.7 b	1.5 b
Central East	++	++	++	1.0 d	++	2.1 c	1.0 a	++	0.6 b	1.3 a
East End	++	++	1.0 a	++	++	++	++	++	++	++
Central	++	++	1.3 d	1.3 a	1.9 c	++	++	4.4 d	1.6 c	1.1 a
West End	++	++	3.3 d	0.7 a	2.8 b	0.7 b	1.3 d	0.6 a	3.2 d	1.2 a
Mountain	++	++	++	0.8 d	++	++	0.4 a	++	++	++
Hamilton City (Zones 1-6)	1.5 d	0.9 d	0.9 a	1.0 a	0.5 a	1.0 a	1.2 a	1.2 a	0.8 a	1.3 a
Grimsby and Stoney Creek	++	1.3 d	++	++	++	**	0.9 a	0.4 b	++	++
Burlington	**	2.6 c	3.0 c	3.6 c	2.6 b	3.3 c	**	4.6 c	2.2 b	3.4 c
Ancast./Dundas/Flambor./Glanbrk.	1.7 c	++	++	**	1.7 c	1.3 a	**	0.9 a	1.2 a	1.1 a
Hamilton CMA	2.0 c	1.1 a	1.3 a	1.5 a	1.0 a	1.5 a	1.6 c	2.2 b	1.1 a	1.6 b

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Hamilton CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Hamilton CMA										
Pre 1960	8.0 c	3.8 d	5.0 b	4.4 b	4.5 b	5.0 c	**	**	5.1 a	4.6 b
1960 - 1974	5.9 b	5.8 b	3.6 a	3.3 a	3.4 a	3.4 a	4.8 a	3.5 b	3.7 a	3.5 a
1975 - 1989	5.1 d	2.1 c	2.9 a	2.4 a	2.1 a	2.5 a	1.3 a	2.3 a	2.4 a	2.4 a
1990 - 1999	**	**	**	**	**	**	**	n/s	5.2 d	**
2000+	**	**	**	0.0 c	1.0 a	0.9 a	0.0 a	0.0 a	3.1 d	1.1 a
Total	6.7 b	4.9 b	3.8 a	3.3 a	3.4 a	3.5 a	3.9 a	3.2 b	3.7 a	3.4 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Hamilton CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Hamilton CMA										
Pre 1960	489 a	500 a	621 a	641 a	761 a	784 a	945 b	914 b	669 a	691 a
1960 - 1974	574 a	600 a	728 a	756 a	872 a	901 a	1,053 a	1,158 b	819 a	850 a
1975 - 1989	658 c	666 c	756 a	731 a	969 b	947 b	1,217 b	1,123 b	885 a	849 a
1990 - 1999	**	**	**	**	**	852 b	**	n/s	**	805 d
2000+	**	410 a	581 c	647 c	**	**	**	**	**	632 c
Total	529 a	549 a	705 a	722 a	862 a	884 a	1,095 a	1,133 a	794 a	813 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Hamilton CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Hamilton CMA										
3 to 5 Units	**	**	**	**	5.1 d	5.9 d	**	**	6.1 c	4.7 d
6 to 19 Units	11.3 d	4.8 d	5.5 b	4.5 c	5.0 b	4.8 c	**	**	5.8 b	4.7 b
20 to 49 Units	6.1 b	3.8 c	4.4 b	3.6 b	4.2 a	3.2 b	**	0.0 d	4.4 a	3.4 a
50 to 99 Units	6.5 a	3.2 b	3.6 a	3.6 a	3.2 a	3.2 a	3.7 b	4.3 b	3.5 a	3.4 a
100 to 199 Units	5.6 c	4.5 b	2.7 a	2.7 a	2.7 a	3.1 b	3.0 b	2.3 a	2.8 a	2.9 a
200+ Units	4.3 c	4.9 c	3.0 b	3.0 a	3.1 b	3.1 b	4.1 a	4.6 a	3.2 b	3.2 b
Total	6.7 b	4.9 b	3.8 a	3.3 a	3.4 a	3.5 a	3.9 a	3.2 b	3.7 a	3.4 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Hamilton CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Hamilton CMA										
3 to 5 Units	481 b	453 b	619 a	618 b	772 a	805 a	1,045 b	1,009 b	702 a	698 a
6 to 19 Units	493 a	500 a	601 a	635 a	773 a	780 a	980 b	918 b	676 a	698 a
20 to 49 Units	527 a	522 a	660 a	672 a	801 a	828 a	973 a	993 b	716 a	730 a
50 to 99 Units	536 b	555 b	710 a	720 a	833 a	856 a	924 a	996 a	774 a	790 a
100 to 199 Units	578 b	630 a	777 a	805 a	924 a	958 a	1,150 a	1,192 a	884 a	914 a
200+ Units	**	**	758 b	760 b	933 b	930 b	1,110 c	1,207 d	861 a	867 b
Total	529 a	549 a	705 a	722 a	862 a	884 a	1,095 a	1,133 a	794 a	813 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Hamilton CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Downtown Core	**	**	8.4 c	**	5.6 a	4.2 b	4.6 a	5.5 b	1.9 a	2.6 b	3.1 a	2.9 a
Central East	**	**	7.4 b	4.7 d	3.4 c	1.9 c	0.4 a	**	8.2 a	**	n/s	n/s
East End	**	**	**	**	2.2 c	2.0 c	4.8 a	4.8 a	2.6 a	3.5 c	4.2 b	5.0 a
Central	**	4.3 d	6.2 c	**	8.8 b	6.9 b	5.0 a	4.5 a	8.0 a	1.7 a	n/u	n/u
West End	**	**	5.7 c	5.5 c	3.0 c	1.8 c	2.6 a	2.1 c	3.0 a	5.2 a	**	**
Mountain	**	**	4.8 d	3.8 d	4.8 d	4.0 c	4.3 b	3.6 b	3.9 a	4.0 a	**	**
Hamilton City (Zones 1-6)	**	5.8 d	7.0 b	5.5 b	4.9 a	3.8 b	4.0 a	4.0 a	3.5 a	2.9 b	3.5 b	3.5 b
Grimsby and Stoney Creek	0.0 c	0.0 d	0.5 a	1.9 c	3.1 a	3.1 a	4.9 a	3.7 a	**	**	n/u	n/u
Burlington	**	0.0 c	1.8 c	1.6 c	2.1 a	1.6 c	1.4 a	0.7 a	1.2 a	1.0 a	**	**
Ancast./Dundas/Flambor./Glanbrk.	20.4 d	0.0 d	1.1 a	2.6 c	2.1 b	1.6 c	1.6 a	2.5 c	**	**	**	**
Hamilton CMA	6.1 c	4.7 d	5.8 b	4.7 b	4.4 a	3.4 a	3.5 a	3.4 a	2.8 a	2.9 a	3.2 b	3.2 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Hamilton CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Hamilton CMA										
LT $600	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s
$600 - $699	**	**	7.1 a	7.8 b	5.8 c	4.1 c	**	**	6.8 a	6.8 b
$700 - $799	**	**	2.6 b	1.7 b	8.6 b	10.3 c	0.0 d	**	6.5 b	7.1 b
$800 - $899	**	**	1.0 a	0.6 a	2.5 a	2.9 a	12.3 c	**	2.9 a	3.1 b
$900 - $999	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s
$1000+	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s
Total	6.7 b	4.9 b	3.8 a	3.3 a	3.4 a	3.5 a	3.9 a	3.2 b	3.7 a	3.4 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Downtown Core	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
Central East	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
East End	**	**	**	**	3.7 a	**	3.4 a	3.3 d	3.5 a	5.5 b
Central	n/u	n/u	**	**	**	**	**	**	**	**
West End	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mountain	n/u	n/u	n/u	n/u	**	0.0 d	2.6 c	**	2.6 c	**
Hamilton City (Zones 1-6)	**	**	**	**	**	5.9 d	2.9 b	2.7 c	3.0 b	3.8 c
Grimsby and Stoney Creek	n/u	n/u	n/u	n/u	**	n/s	**	n/s	**	n/s
Burlington	**	**	**	**	0.2 b	0.8 d	**	0.5 a	**	0.6 a
Ancast./Dundas/Flambor./Glanbrk.	**	n/s	**	n/s	**	**	**	**	2.0 a	**
Hamilton CMA	**	**	**	**	1.3 a	2.5 c	2.7 c	1.7 c	2.2 c	2.6 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Downtown Core	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
Central East	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
East End	**	**	**	**	764 a	**	870 a	860 a	826 a	807 a
Central	n/u	n/u	**	**	**	**	**	**	**	**
West End	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mountain	n/u	n/u	n/u	n/u	**	**	965 a	918 b	942 a	883 a
Hamilton City (Zones 1-6)	**	**	**	**	793 b	796 b	926 a	887 a	882 a	843 a
Grimsby and Stoney Creek	n/u	n/u	n/u	n/u	**	n/s	**	n/s	**	n/s
Burlington	**	**	823 d	839 d	1,163 a	1,164 b	1,153 a	1,201 b	1,154 a	1,182 a
Ancast./Dundas/Flambor./Glanbrk.	**	n/s	**	n/s	**	**	**	**	1,022 a	**
Hamilton CMA	**	**	676 c	780 c	1,028 b	977 b	1,036 a	1,066 a	1,027 a	1,025 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Downtown Core	0	0	0	0	3	3	0	0	3	3
Central East	0	0	0	0	4	4	0	0	4	4
East End	1	1	3	12	217	217	351	342	572	572
Central	0	0	14	14	3	3	3	3	20	20
West End	0	0	0	0	0	0	0	0	0	0
Mountain	0	0	0	0	161	161	486	486	647	647
Hamilton City (Zones 1-6)	1	1	17	26	388	388	840	831	1,246	1,246
Grimsby and Stoney Creek	0	0	0	0	4	4	132	132	136	136
Burlington	2	2	49	50	447	446	875	861	1,373	1,359
Ancast./Dundas/Flambor./Glanbrk.	9	9	9	9	19	19	13	13	50	50
Hamilton CMA	12	12	75	85	858	857	1,860	1,837	2,805	2,791

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Downtown Core	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
Central East	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
East End	**	**	**	**	6.0 a	**	4.0 a	4.6 c	4.7 a	7.4 b
Central	n/u	n/u	**	**	**	**	**	**	**	**
West End	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mountain	n/u	n/u	n/u	n/u	**	0.0 d	**	**	5.8 d	**
Hamilton City (Zones 1-6)	**	**	**	**	**	**	5.5 b	4.6 d	5.4 c	5.5 c
Grimsby and Stoney Creek	n/u	n/u	n/u	n/u	**	n/s	**	n/s	**	n/s
Burlington	**	**	**	**	1.3 a	2.5 b	5.1 d	2.4 b	3.5 d	2.4 a
Ancast./Dundas/Flambor./Glanbrk.	**	n/s	**	n/s	**	**	**	**	4.0 a	**
Hamilton CMA	**	**	**	**	2.8 c	4.3 c	5.1 c	3.5 c	4.3 c	3.8 c

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Hamilton CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Downtown Core	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Central East	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
East End	n/s	**	**	**	4.5 b	**	2.9 c	-0.9 d	4.7 b	-1.5 c
Central	n/u	n/u	**	**	**	**	n/s	**	**	**
West End	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mountain	n/u	n/u	n/u	n/u	**	**	++	++	++	++
Hamilton City (Zones 1-6)	n/s	**	**	**	3.4 d	++	2.8 c	++	3.9 d	++
Grimsby and Stoney Creek	n/u	n/u	n/u	n/u	**	n/u	**	n/u	**	n/u
Burlington	**	**	**	0.6 b	2.8 c	++	2.9 b	1.2 a	3.3 c	1.0 a
Ancast./Dundas/Flambor./Glanbrk.	**	n/s	**	n/s	**	**	n/s	**	**	**
Hamilton CMA	**	**	++	++	2.9 c	++	2.7 b	++	3.3 c	++

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type
Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Downtown Core	8.2 b	4.5 c	3.5 a	3.5 a	4.0 b	4.4 b	3.8 c	8.8 c	4.0 a	4.0 b
Central East	**	**	7.1 b	4.5 c	3.7 b	**	**	0.0 d	5.7 b	5.6 c
East End	**	5.1 d	4.0 b	4.1 b	3.5 b	4.4 a	3.7 a	4.1 c	3.7 a	4.3 a
Central	5.3 c	**	7.2 b	4.8 b	8.5 c	4.8 c	3.2 d	2.1 a	7.2 b	4.4 b
West End	2.1 b	2.1 b	3.3 a	3.4 b	3.9 b	3.0 a	3.4 a	5.2 b	3.5 a	3.3 b
Mountain	3.8 c	5.5 c	4.0 b	3.3 b	3.6 b	3.9 b	5.8 b	3.5 d	4.0 b	3.6 a
Hamilton City (Zones 1-6)	7.1 b	5.1 b	4.4 a	3.8 a	4.1 a	4.4 a	4.4 a	4.1 b	4.4 a	4.1 a
Grimsby and Stoney Creek	5.9 b	3.7 d	3.5 a	3.3 b	3.7 a	3.1 a	2.4 a	**	3.6 a	3.1 b
Burlington	**	**	0.9 a	0.6 a	1.4 a	1.3 a	2.2 c	0.4 a	1.4 a	0.9 a
Ancast./Dundas/Flambor./Glanbrk.	2.6 a	**	3.1 a	3.7 b	1.1 a	1.1 a	**	**	1.9 a	2.1 b
Hamilton CMA	6.7 b	4.9 b	3.8 a	3.3 a	3.3 a	3.4 a	3.4 b	2.6 a	3.7 a	3.3 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type
Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Downtown Core	500 a	541 a	652 a	668 a	809 a	819 a	1,022 a	1,041 b	701 a	716 a
Central East	472 a	488 a	596 a	619 a	719 a	723 a	853 a	809 b	655 a	654 a
East End	505 b	504 b	664 a	654 a	741 a	729 a	872 a	867 a	739 a	733 a
Central	495 a	475 b	635 a	643 a	782 a	798 a	973 a	1,007 a	709 a	726 a
West End	528 a	585 a	694 a	698 a	811 a	812 a	1,018 a	989 a	766 a	769 a
Mountain	543 a	559 b	664 a	678 a	782 a	798 a	953 a	922 a	752 a	755 a
Hamilton City (Zones 1-6)	501 a	524 a	647 a	659 a	774 a	781 a	932 a	932 a	715 a	721 a
Grimsby and Stoney Creek	573 a	576 b	653 a	665 a	772 a	793 a	924 a	904 a	754 a	740 a
Burlington	848 b	868 a	929 a	967 a	1,060 a	1,097 a	1,223 a	1,261 a	1,050 a	1,088 a
Ancast./Dundas/Flambor./Glanbrk.	559 a	584 c	764 a	772 b	935 a	959 a	1,104 a	1,188 a	874 a	901 a
Hamilton CMA	530 a	550 a	705 a	722 a	871 a	890 a	1,067 a	1,103 a	812 a	829 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type
Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Downtown Core	859	855	5,652	5,610	3,485	3,490	161	174	10,157	10,129
Central East	193	199	1,727	1,723	1,411	1,420	160	162	3,491	3,504
East End	57	57	1,702	1,699	2,914	2,920	619	613	5,292	5,289
Central	211	221	1,313	1,328	1,111	1,160	246	246	2,881	2,955
West End	97	96	1,120	1,128	987	1,045	204	203	2,408	2,472
Mountain	250	247	3,095	3,102	3,652	3,656	900	896	7,897	7,901
Hamilton City (Zones 1-6)	1,667	1,675	14,609	14,590	13,560	13,691	2,290	2,294	32,126	32,250
Grimsby and Stoney Creek	68	68	539	540	733	733	210	210	1,550	1,551
Burlington	108	105	2,709	2,761	4,940	5,074	1,576	1,554	9,333	9,494
Ancast./Dundas/Flambor./Glanbrk.	31	35	627	630	900	899	70	70	1,628	1,634
Hamilton CMA	1,874	1,883	18,484	18,521	20,133	20,397	4,146	4,128	44,637	44,919

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Downtown Core	11.9 c	8.1 c	6.1 a	6.7 a	7.2 a	7.6 b	6.5 c	13.1 d	7.0 a	7.3 b
Central East	**	**	9.3 b	5.7 c	5.8 b	**	**	**	7.8 b	6.7 c
East End	**	**	7.4 b	8.6 b	6.3 b	8.1 b	6.4 a	6.6 b	6.7 b	8.1 b
Central	7.8 c	5.9 d	9.4 b	6.6 b	12.1 c	6.5 b	5.2 d	2.5 b	10.0 b	6.1 b
West End	9.4 b	3.2 c	7.0 a	7.3 b	9.1 a	5.9 b	6.9 a	10.3 a	7.9 a	6.8 a
Mountain	9.1 c	11.6 d	8.2 a	6.8 b	7.4 a	7.7 b	10.5 c	7.8 c	8.1 a	7.4 a
Hamilton City (Zones 1-6)	10.9 c	8.8 b	7.4 a	6.8 a	7.4 a	7.5 a	7.9 a	7.6 b	7.6 a	7.3 a
Grimsby and Stoney Creek	8.9 c	**	7.0 a	6.7 b	7.9 a	7.0 b	4.3 a	**	7.1 a	6.7 b
Burlington	**	3.4 d	3.6 b	2.1 a	3.2 b	2.7 a	4.3 c	1.9 a	3.5 a	2.4 a
Ancast./Dundas/Flambor./Glanbrk.	25.5 a	**	7.0 a	6.3 b	3.6 a	2.7 b	1.4 a	1.6 a	5.4 a	4.2 b
Hamilton CMA	10.7 a	8.5 b	6.9 a	6.1 a	6.3 a	6.0 a	6.3 a	5.2 b	6.7 a	6.1 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Hamilton CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Downtown Core	1.3 a	++	1.1 a	1.6 b	0.6 b	1.2 a	**	0.6 b	0.7 b	1.5 b
Central East	++	++	++	1.0 d	++	2.1 c	1.0 a	++	++	1.3 a
East End	++	++	0.9 a	++	++	++	0.8 d	**	++	++
Central	++	++	1.2 d	1.4 a	1.9 c	++	++	4.3 d	1.5 c	1.1 d
West End	++	++	3.3 d	0.7 a	2.8 b	0.7 b	1.3 d	0.6 a	3.2 d	1.2 a
Mountain	++	++	++	0.8 d	++	++	0.7 a	++	++	++
Hamilton City (Zones 1-6)	**1.5 d**	**0.9 d**	**0.9 b**	**0.9 a**	**0.6 a**	**1.0 a**	**1.3 a**	**1.0 a**	**0.9 a**	**1.2 a**
Grimsby and Stoney Creek	++	1.3 d	++	++	++	**	0.7 a	++	++	++
Burlington	**	2.6 c	3.0 c	3.5 c	2.6 a	3.0 b	**	4.0 c	2.4 a	3.0 c
Ancast./Dundas/Flambor./Glanbrk.	1.1 d	++	++	**	1.8 c	1.3 a	**	0.9 a	1.1 a	1.1 a
Hamilton CMA	**2.0 c**	**1.1 a**	**1.3 a**	**1.4 a**	**1.1 a**	**1.4 a**	**1.7 c**	**2.0 b**	**1.2 a**	**1.6 b**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Brantford CMA	**	1.4 d	4.3 b	2.1 a	4.8 b	1.5 c	1.8 c	2.3 c	3.7 b	1.8 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Brantford CMA	592 a	654 c	695 a	726 a	778 a	792 a	839 a	900 b	753 a	769 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Brantford CMA	105	107	1,533	1,533	2,516	2,524	474	487	4,628	4,651

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Brantford CMA	**	1.4 d	6.1 b	3.3 b	6.3 b	2.9 b	3.5 d	3.9 d	5.7 b	3.1 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Brantford CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Brantford CMA	++	++	++	**	2.1 c	++	++	**	1.4 a	**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type
Brantford CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Brantford CMA										
Pre 1960	**	**	**	0.7 b	3.7 d	0.6 b	**	**	4.1 d	0.8 a
1960 - 1974	**	**	7.2 c	2.4 b	5.4 c	2.2 c	**	0.6 b	5.4 c	2.1 c
1975 - 1989	**	**	1.5 a	2.1 a	2.7 b	1.1 a	1.2 a	**	2.1 b	1.6 b
1990 - 1999	n/u	n/u	**	**	**	**	n/s	n/s	**	**
2000+	n/u	n/u	n/s	**	n/u	n/s	n/u	**	n/s	**
Total	**	1.4 d	4.3 b	2.1 a	4.0 b	1.5 c	1.8 c	2.3 c	3.7 b	1.8 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($)
by Year of Construction and Bedroom Type
Brantford CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Brantford CMA										
Pre 1960	**	**	593 a	586 a	710 a	698 b	**	n/s	681 a	642 b
1960 - 1974	583 b	533 b	668 a	648 a	735 a	755 a	806 b	896 b	717 a	727 a
1975 - 1989	638 a	793 a	743 a	801 a	835 a	842 a	879 a	909 c	805 a	825 a
1990 - 1999	n/u	n/u	**	**	**	**	n/s	n/s	**	**
2000+	n/u	n/u	n/s	n/s	n/u	n/s	n/u	**	n/s	**
Total	592 a	654 c	695 a	726 a	778 a	792 a	839 a	900 b	753 a	769 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%)
by Structure Size and Bedroom Type
Brantford CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Brantford CMA										
3 to 5 Units	**	**	**	0.0 d	4.0 d	**	**	**	3.6 d	**
6 to 19 Units	0.0 d	0.0 d	**	0.0 d	**	**	**	**	**	**
20 to 49 Units	**	**	8.2 c	1.6 c	4.4 c	1.9 c	**	**	5.3 b	1.8 b
50 to 99 Units	**	**	2.8 c	2.5 a	3.6 b	1.1 a	2.3 c	1.5 a	3.2 c	1.8 a
100+ Units	**	**	0.8 a	2.7 c	0.7 a	0.4 a	**	**	0.7 a	1.2 a
Total	**	1.4 d	4.3 b	2.1 a	4.0 b	1.5 c	1.8 c	2.3 c	3.7 b	1.8 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Brantford CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Brantford CMA										
3 to 5 Units	n/s	**	596 b	**	692 a	710 a	766 a	797 a	707 a	717 a
6 to 19 Units	540 a	569 b	606 a	662 b	723 a	731 a	**	**	663 a	724 a
20 to 49 Units	590 c	527 c	638 a	633 a	745 b	753 a	**	**	689 a	694 a
50 to 99 Units	554 b	517 b	733 a	719 a	839 a	866 a	898 a	1,010 b	809 a	795 a
100+ Units	**	**	755 a	**	859 a	**	**	**	807 a	**
Total	592 a	654 c	695 a	726 a	778 a	792 a	839 a	900 b	753 a	769 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Brantford CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Brantford CMA	3.6 d	**	**	**	5.3 b	1.8 b	3.2 c	1.8 a	0.7 a	1.2 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Brantford CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Brantford CMA										
LT $600	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s
$600 - $699	**	**	6.3 c	1.2 d	**	**	**	**	5.7 c	1.3 d
$700 - $799	**	**	1.8 b	2.2 c	4.8 d	0.0 d	**	0.0 d	2.9 b	1.3 a
$800 - $899	n/s	n/s	**	**	2.8 b	2.6 c	3.6 d	**	2.8 b	2.4 c
$900 - $999	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s
$1000+	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s
Total	**	1.4 d	4.3 b	2.1 a	4.0 b	1.5 c	1.8 c	2.3 c	3.7 b	1.8 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Brantford CMA	n/u	n/u	n/u	n/u	**	**	4.7 b	1.3 a	5.5 b	2.0 c

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Brantford CMA	n/u	n/u	n/u	n/u	945 a	889 a	999 a	977 a	984 a	952 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Brantford CMA	0	0	0	0	225	229	468	470	693	699

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Brantford CMA	n/u	n/u	n/u	n/u	**	**	7.5 b	4.6 b	8.3 b	4.7 c

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Brantford CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Brantford CMA	n/u	n/u	n/u	n/u	1.9 c	++	1.9 a	++	1.7 b	++

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type
Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Brantford CMA	**	1.4 d	4.3 b	2.7 a	4.2 b	1.7 c	3.2 c	1.8 c	3.5 b	1.5 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type
Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Brantford CMA	592 a	654 c	695 a	726 a	789 a	808 a	918 a	951 a	783 a	795 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Brantford CMA	n/u	n/u	n/u	n/u	**	**	7.5 b	4.6 b	8.3 b	4.7 c

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Brantford CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Brantford CMA	n/u	n/u	n/u	n/u	1.9 c	++	1.9 a	++	1.7 b	++

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Brantford CMA	**	1.4 d	4.3 b	2.1 a	4.2 b	1.7 c	3.2 c	1.8 c	3.9 b	1.8 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Brantford CMA	592 a	654 c	695 a	726 a	789 a	800 a	918 a	951 a	783 a	795 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type
Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Brantford CMA	105	107	1,533	1,533	2,741	2,753	942	957	5,321	5,350

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Brantford CMA	**	1.4 d	6.1 b	2.3 b	4.6 b	3.0 c	5.4 b	4.3 c	6.1 b	3.3 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Brantford CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Brantford CMA	++	++	++	**	2.1 c	++	++	**	1.4 a	**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montréal, Ottawa, Québec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. A centre's median income is divided by the level of income required for a household to rent a median priced two-bedroom apartment using 30 per cent of income. The result is then multiplied by 100. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable. For years for which the median income is not available, CMHC has developed forecasts.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2009. CMHC has developed forecasts of median renter household income for 2010 and 2011. It should be noted that nominal values for both median rent and median incomes have been used to calculate the rental affordability indicator.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable housing solutions that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2011 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at mailto:chic@cmhc.gc.ca; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase Report
- Rental Market Provincial Highlight Reports *Now semi-annual!*
- Rental Market Reports, Major Centres
- Rental Market Statistics *Now semi-annual!*
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

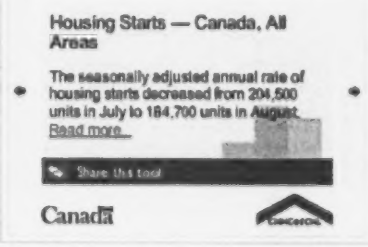
CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities — starts, rents, vacancy rates and much more.

✓ Housing Market Information

✓ Monthly Housing Starts

✓ One simple tool to share or host on your website


Housing Starts — Canada, All Areas
The seasonally adjusted annual rate of housing starts decreased from 204,500 units in July to 184,700 units in August.
Read more
Share this tool
Canada

64391_2011_A01